



**NOTICE OF PUBLIC MEETING  
OF THE  
PLEASANT GROVE CITY COUNCIL**

Notice is hereby given that the Pleasant Grove City Council will hold a meeting at **6:00 p.m. on Tuesday July 7, 2015** in the City Council Chambers 86 East 100 South Pleasant Grove, Utah. This is a public meeting and anyone interested is invited to attend.

**AGENDA**

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. OPENING REMARKS**
- 4. APPROVAL OF MEETING'S AGENDA**
- 5. OPEN SESSION**
- 6. CONSENT ITEMS:** (Consent items are only those which have been discussed beforehand, are non-controversial and do not require further discussion)
  - a.** City Council Meeting Minutes:  
No minutes at this time.
  - b.** To consider for approval Payment Request No. 6 for S & L Inc., for the Shannon Fields Softball Complex – Phase 2.

***PLEASE NOTE: THE ORDER OF THE FOLLOWING ITEMS MAY BE SUBJECT TO CHANGE.***

- 7. BOARD, COMMISSION, COMMITTEE APPOINTMENTS:**
- 8. PRESENTATIONS:**
  - A.** Utah County Attorney to present an award to the Police Department.
  - B.** Becca Malory, Victim Advocate, to update the Council.
  - C.** John Schiess to update the Council on the General Storm Water Plan.
  - D.** Questar Gas to present information on a new gas line project beginning at 1800 North 100 West and extending to State Street mainly down 300 East.
- 9. ACTION ITEMS WITH PUBLIC DISCUSSION:**
  - A. Continued Public Hearing** to consider for approval a final plat for a 4 lot subdivision called Jack Hill Plat B, being approx. 1.02 acres on property located at approx. 766 East 100 South in the R1-10 (Single Family Residential) Zone. **(SCRATCH GRAVEL**

**NEIGHBORHOOD)** *Presenter: Director Young (Continued from the June 30, 2015 meeting)*

- B. Continued Public Hearing** to consider for approval a preliminary and final plat for a 5 lot subdivision called Grove Creek Center Commercial Subdivision, being approx. 2.2 acres located at approx. 2168 West Grove Parkway in The Grove Zone, Interchange Subdistrict. **(SAM WHITE’S LANE NEIGHBORHOOD)** *Presenter: Director Young (Continued from the June 23, 2015 meeting)*
- C. Continued Public Hearing** to consider an Ordinance **(2015-22)** amending the compensation schedule for the Elected Officers, Statutory Officers, and Appointed Officers of Pleasant Grove City and providing for an effective date. **(CITY WIDE IMPACT)** *Presenter: Administrator Darrington (Continued from the June 23, 2015 meeting)*
- D. Public Hearing** to consider for adoption an Ordinance **(2015-27)** amending the Pleasant Grove City Code, Section 10-15-36-D, Commercial Communications applicable City Wide, reducing the required 1000 foot distance between cell towers. *Presenter: Director Young* **Note. This item will be continued to the July 21, 2015 meeting.**

**10. ACTION ITEMS READY FOR VOTE:**

- A. Continued Item:** To consider for adoption an Ordinance **(2015-21)** amending Title 7 Section 3 “Cemetery Regulations” Subsection 17-A “Headstones and Vaults” of the Pleasant Grove Municipal Code by removing the height limitations on Headstones and providing an effective date. *Presenter: Director Giles (Continued from the June 9, 2015 meeting)*
- B. Continued Item:** To consider for approval the Grove Creek II Commercial Site Plan for a professional office building on 2.22 acres located at approx. 2168 West Grove Parkway in The Grove Zone, Interchange Subdistrict. **(SAM WHITE’S LANE NEIGHBORHOOD)** *Presenter: Director Young (Continued from the June 30, 2015 meeting)*
- C.** To consider for approval a final plat called Strawberry Creek Villas Plat “A” Amended on property located at approx. 840 West 220 South in The Grove Zone, Mixed Housing Subdistrict, Senior Housing Overlay. **(SAM WHITE’S LANE NEIGHBORHOOD)** *Presenter: Director Young*
- D.** To consider granting an extension of time to for the Muirfield Estates subdivision located at approximately 3300 North 1450 West as 12 months have passed without completing work on the required improvements. **(NORTH FIELDS NEIGHBORHOOD)** *Presenter: Engineer Lewis*

**11. ITEMS FOR DISCUSSION – NO ACTION: (Public Comment allowed if needed)**

**12. DISCUSSION ITEMS FOR THE JULY 14, 2015 CITY COUNCIL MEETING.**

**Note: This meeting has been canceled.**

**13. NEIGHBORHOOD AND STAFF BUSINESS.**

**14. MAYOR AND COUNCIL BUSINESS.**

**15. SIGNING OF PLATS.**

**16. REVIEW CALENDAR.**

**17. ADJOURN.**

**CERTIFICATE OF POSTING:**

I certify that the above notice and agenda was posted in three public places within Pleasant Grove City limits and on the State (<http://pmn.utah.gov>) and City ([www.plgrove.org](http://www.plgrove.org)) websites.

Posted by: /s/ Kathy T. Kresser, City Recorder

Date: July 6, 2015

Time: 5:00 p.m.

Place: City Hall, Library and Community Development Building.

***Public Hearing Notice was published in the Daily Herald on June 26, 2015.***

***Supporting documents can be found online at: <http://www.plgrove.org/pleasant-grove-information-25006/staff-reports-78235>***

\*Note: If you are planning to attend this public meeting and due to a disability, need assistance in understanding or participating in the meeting, please notify the City Recorder, 801-785-5045, forty-eight hours in advance of the meeting and we will try to provide whatever assistance may be required.

APPLICATION FOR PAYMENT NO. SIX

TO: PLEASANT GROVE CITY

**CONTRACT FOR: Shannon Fields Softball Complex - Phase 2**

CONTRACTOR: S&L Inc. ENGINEERS PROJECT NO. 50-14-043

FOR WORK ACCOMPLISHED THROUGH THE DATE OF

23-Jun-15

| APP<br>NO. | WORK COMPLETED+ MATERIAL | RETAINAGE   | PAYMENT        |
|------------|--------------------------|-------------|----------------|
| 1          | \$24,730.60              | \$1,236.53  | \$23,494.07    |
| 2          | \$106,886.44             | \$5,344.32  | \$101,542.11   |
| 3          | \$155,408.35             | \$7,770.42  | \$147,637.93   |
| 4          | \$142,127.31             | \$7,106.37  | \$135,020.95   |
| 5          | \$292,698.17             | \$13,399.45 | \$279,298.72   |
| 6          | \$330,012.50             | \$16,500.62 | \$313,511.87   |
| 7          |                          |             |                |
| 8          |                          |             |                |
| 9          |                          |             |                |
| 10         |                          |             |                |
| 11         |                          |             |                |
| 12         |                          |             |                |
|            | \$1,051,863.37           | \$51,357.71 | \$1,000,505.66 |

AMOUNT DUE - MATERIALS ON-SITE \$24,709.20  
 AMOUNT DUE - WORK COMPLETED \$1,027,154.17  
 71.05%

GROSS AMOUNT DUE \$1,051,863.37  
 LESS RETAINAGE \$51,357.71  
 5.00%

AMOUNT DUE TO DATE \$1,000,505.66  
 LESS PREVIOUS PAYMENTS \$686,993.79

AMOUNT DUE FROM PLEASANT GROVE CITY \$330,012.50  
 RETAINAGE TO BE WITHHELD \$16,500.62  
 AMOUNT DUE TO S&L INC. THIS APPLICATION \$313,511.87

ACCOMPANYING DOCUMENTATION: Contractor invoice showing work completed this period detail.

CONTRACT TIME COMMENCED 25-Nov-14  
 CONTRACT TIMES  
 SUBSTANTIAL COMPLETION - Days 228  
 FINAL COMPLETION - Days 242  
 FINAL COMPLETION DATE 24-Jul-15  
 CONTRACT TIME ELAPSED 87.19%

CONTRACTORS CERTIFICATION:

The undersigned CONTRACTOR certifies that (1) all previous progress payments received from OWNER on account of Work under the Contract referred to above have been applied to discharge in full all obligations of CONTRACTOR incurred in connection with Work covered by prior Applications for Payment numbered 1 through 5 inclusive; and (2) title to all materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to OWNER at time of payment free and clear of all liens, claims, security interest and encumbrances (except such as covered by Bond acceptable to OWNER).

Dated 6/29/15, 2015 S&L Inc.

Payment of the AMOUNT DUE THIS APPLICATION is recommended.

Dated June 25, 2015 J-U-B Engineers, Inc.

Payment of the above AMOUNT DUE THIS APPLICATION is approved.

Dated 2015 Pleasant Grove City

BY Shelly McC  
 BY James H. McC  
 BY \_\_\_\_\_

# CITY COUNCIL STAFF REPORT

**Meeting Date: July 7, 2015**

**Item: 9A**

**Final Subdivision called  
Jack Hill Plat B at  
approx. 766 East 100  
South**

**Public Hearing**

**APPLICANT:**

Dustin Erikson

**ZONE**

R1-10

**GENERAL PLAN  
DESIGNATION**

Medium Density  
Residential

**ATTACHMENTS:**

- 4 lot final subdivision called Jack Hill Plat B located at approx. 766 East 100 South
- Aerial Photo
- Zoning Map

**REPORT BY:**

- Ken Young, Community Development Director
- Royce Davies, City Planner

**BACKGROUND**

The applicant requests approval of a 4 lot final subdivision called Jack Hill Plat B located at 766 East 100 South in the R1-10 Zone.

**ANALYSIS**

The applicant has submitted a final plat showing four lots. The plat cleans up an illegal subdivision and provides for new development. All lots meet the minimum lot size and many are double the size in the R1-10 Zone. Originally lots 3 and 4 were the only lots to be included in the subdivision but as result of the illegal subdivision, lots 2 and 5 have been added as well. All existing structures are to remain and meet setback requirements according to the plat submitted by the applicant. There is a wall on lot 2 that is indicated to be removed.

All lots and structures meet minimum zoning requirements for the R1-10 Zone and the subdivision provides an opportunity to legalize illegally created lots. Because the subdivision meets all pertinent zoning requirements, Planning Staff recommend approval of this final plat.

## **RECOMMENDATION**

Staff recommends that the City Council approve the proposed 4 lot final subdivision called Jack Hill Plat B located at approx. 766 East 100 South, in The R1-10 (Single Family Residential) Zone, with the following conditions:

1. All Final Planning, Engineering, and Fire Department requirements are met.

## **MODEL MOTIONS**

**Approval** – “I move the City Council approve the proposed 4 lot final subdivision called Jack Hill Plat B located at approx. 766 East 100 South, in The R1-10 (Single Family Residential) Zone; and adopting the exhibits, conditions and findings of the staff report, and as modified by the conditions below:

1. List any additional conditions....

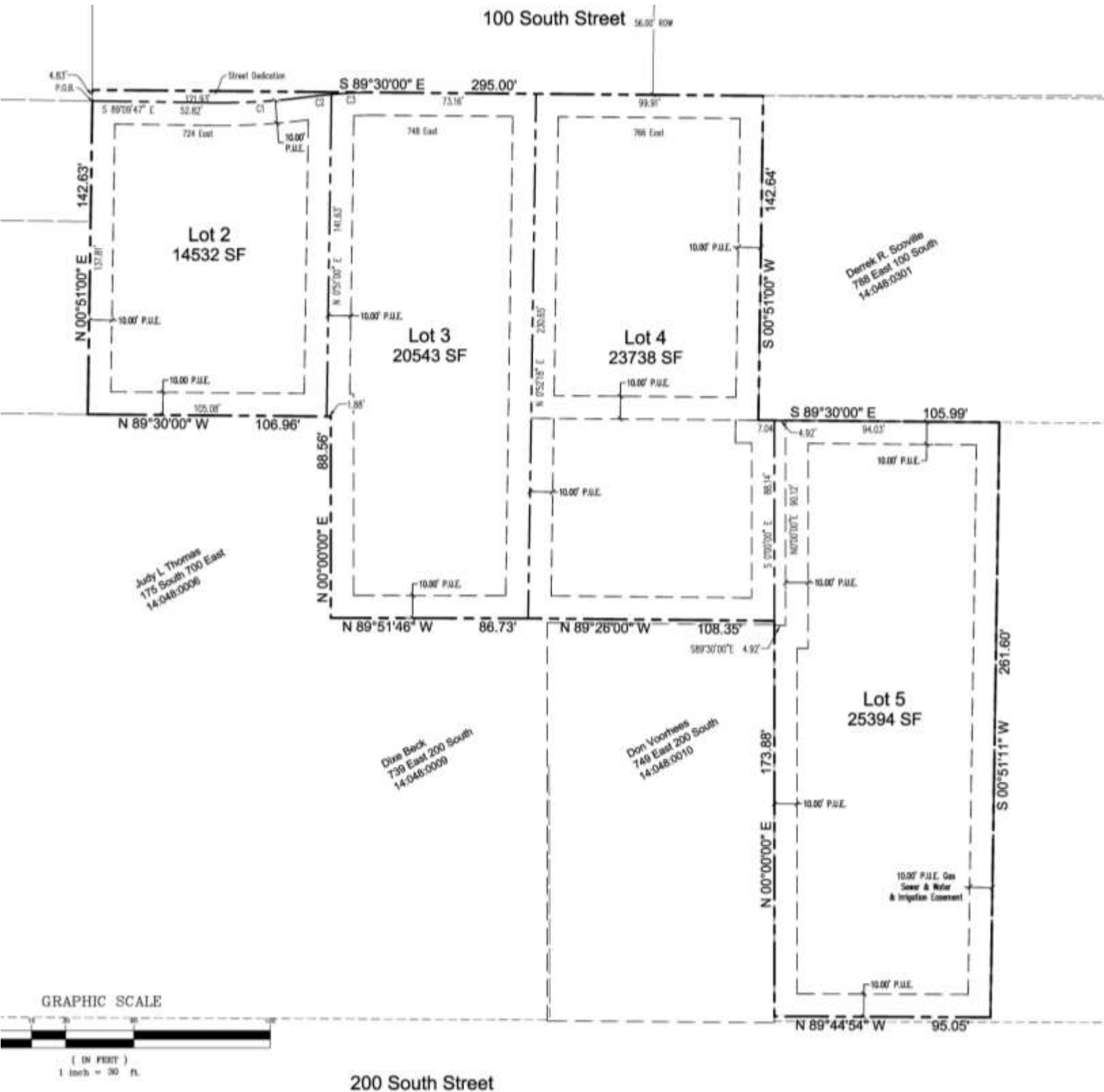
**Continue** – “I move the City Council continue the review of the proposed 4 lot final subdivision called Jack Hill Plat B located at approx. 766 East 100 South, in The R1-10 (Single Family Residential) Zone, until (give date), based on the following findings:”

1. List reasons for tabling the item, and what is to be accomplished prior to the next meeting date...

**Denial** – “I move the City Council deny the proposed 4 lot final subdivision called Jack Hill Plat B located at approx. 766 East 100 South, in The R1-10 (Single Family Residential) Zone, based on the following findings:”

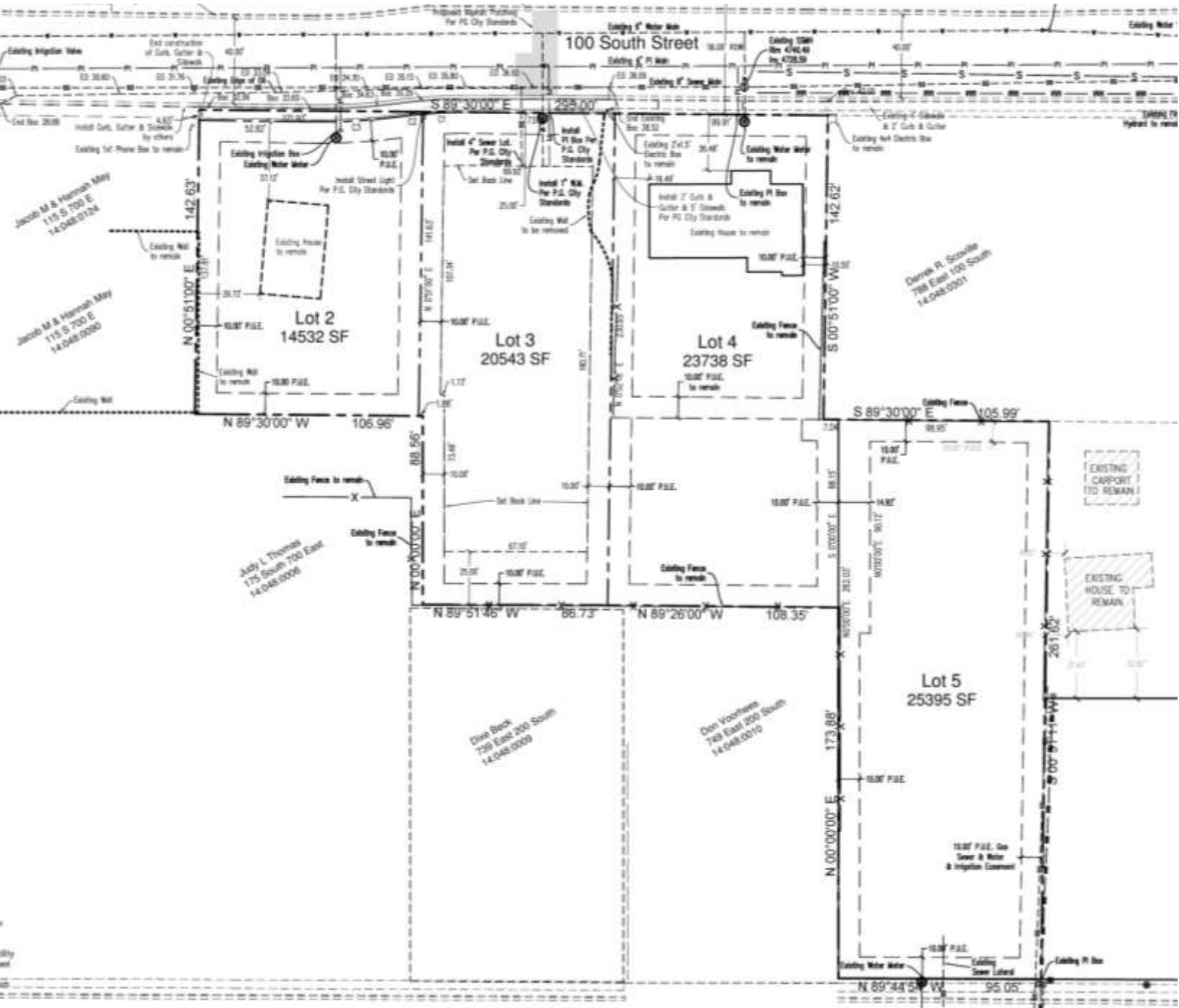
1. List findings for denial...

## 4 LOT FINAL SUBDIVISION CALLED JACK HILL PLAT B LOCATED AT APPROX. 766 EAST 100 SOUTH





## SECOND PLAT DRAWING





47 S

100 SOUTH

724 E

738 E

749 E

759 E

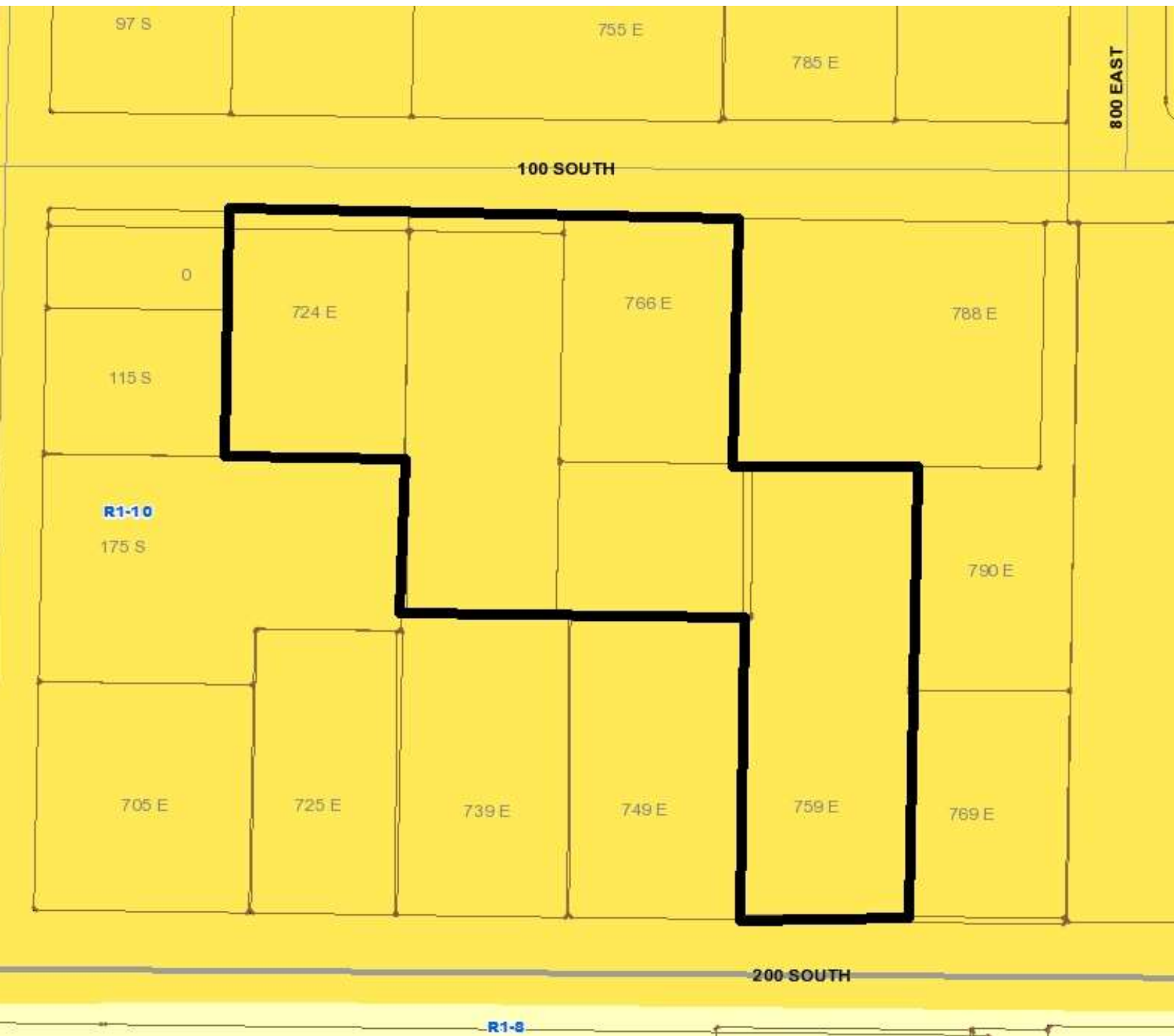
769 E

788 E

800 EAST

200 SOUTH

## ZONING MAP



# CITY COUNCIL STAFF REPORT

**Meeting Date: July 7, 2015**

**Item: 9B**

**Final Subdivision called  
Grove Creek Center  
Commercial located at  
approx. 2168 West  
Grove Parkway  
Public Hearing**

**APPLICANT:**

Bill Parry

**ZONE**

The Grove Interchange  
Subdistrict

**GENERAL PLAN  
DESIGNATION**

The Grove

**ATTACHMENTS:**

- 5 lot final subdivision called Grove Creek Center Commercial located at approx. 2168 West Grove Parkway
- Aerial Photo
- Zoning Map

**REPORT BY:**

- Ken Young, Community Development Director
- Royce Davies, City Planner

**BACKGROUND**

The applicant is requesting approval of a 5 lot preliminary subdivision called Grove Creek Center Commercial located at approx. 2168 West Grove Parkway in The Grove Interchange Subdistrict.

**ANALYSIS**

The proposed subdivision is to be located on approx. 2.22 acres and is intended to accommodate 5 commercial office buildings. Of the 5 planned buildings, one has been built and another is proposed for preliminary approval in connection with a site plan during the June 25, 2015 Planning Commission meeting. This plat was previously approved by the Planning Commission on September 13, 2012 and the approval has since lapsed as more than a year has passed since it was approved.

All lots exceed the minimum lot dimensions requirements for the zone and are intended to support a use that is allowed in the zone and supports the intent of the General Plan. Based on review of the proposed preliminary plat, Staff is satisfied that it meets both the regulations and intent of the City Code. Because of this, Staff recommends approval of the preliminary plat.

## **RECOMMENDATION**

Staff recommends that the City Council recommend that the City Council approve the proposed 5 lot final subdivision called Grove Creek Center Commercial located at approx. 2168 West Grove Parkway, in The Grove Interchange Subdistrict with the following conditions:

1. All Final Planning, Engineering, and Fire Department requirements are met.

## **MODEL MOTIONS**

**Approval** – “I move the City Council approve the proposed 5 lot final subdivision called Grove Creek Center Commercial located at approx. 2168 West Grove Parkway, in The Grove Interchange Subdistrict; and adopting the exhibits, conditions and findings of the staff report, and as modified by the conditions below:

1. List any additional conditions....

**Continue** – “I move the City Council continue the review of the proposed 5 lot final subdivision called Grove Creek Center Commercial located at approx. 2168 West Grove Parkway, The Grove Interchange Subdistrict, until (give date), based on the following findings:”

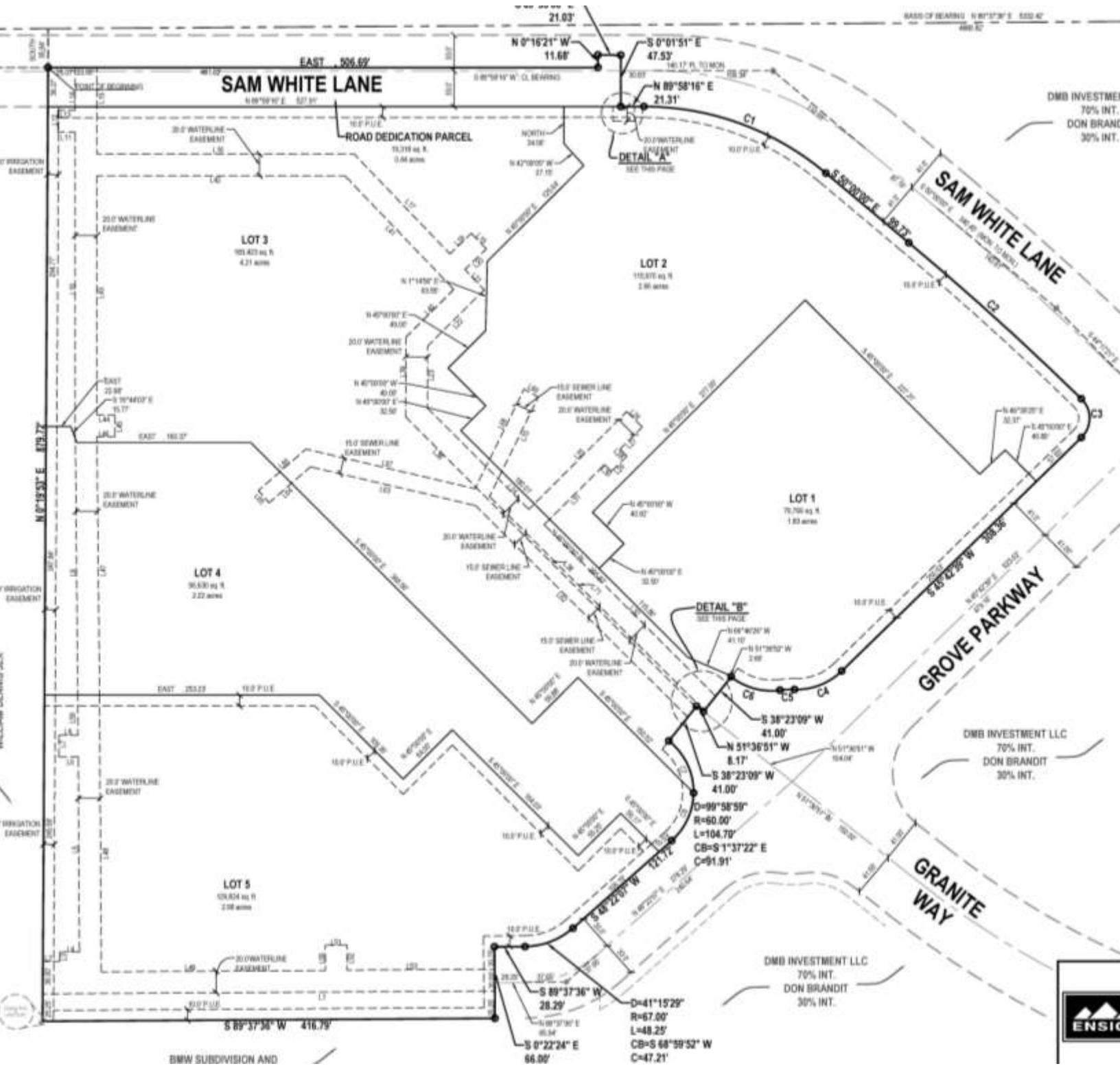
1. List reasons for tabling the item, and what is to be accomplished prior to the next meeting date...

**Denial** – “I move the City Council deny the proposed 5 lot final subdivision called Grove Creek Center Commercial located at approx. 2168 West Grove Parkway, in The Grove Interchange Subdistrict, based on the following findings:”

1. List findings for denial...



**5 LOT FINAL SUBDIVISION CALLED GROVE CREEK CENTER COMMERCIAL  
LOCATED AT APPROX. 2168 WEST GROVE PARKWAY**



## AERIAL PHOTO





## ZONING MAP





## **ORDINANCE NO. 2015-22**

### **AN ORDINANCE AMENDING THE COMPENSATION SCHEDULE FOR THE ELECTED OFFICERS, STATUTORY OFFICERS, AND APPOINTED OFFICERS OF PLEASANT GROVE CITY AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Utah Code Annotated § 10-3-818 requires municipalities to prepare and adopt a compensation schedule for elected and statutory officers at a properly noticed public hearing; and

**WHEREAS**, the City desires to comply with state law; and

**WHEREAS**, the City wishes to include its appointed municipal officers in the compensation schedule; and

**WHEREAS**, the City finds it necessary to adjust the compensation schedule periodically to stay current with the changing employment market salary surveys; and

**WHEREAS**, said compensation schedule has not been adjusted since 2009; and

**WHEREAS**, no actual salary adjustments are implemented with this amendment; and

**WHEREAS**, the Municipal Council finds that it is in the best interest of the citizens of Pleasant Grove to adjust the compensation schedule to recruit and retain qualified individuals in the various offices; and

**WHEREAS**, the compensation schedule was presented to city officials and citizens on June 23, 2015 in a formal and properly noticed public hearing whereby the citizens were allowed to give input; and

**WHEREAS**, the Municipal Council has considered the matter and finds it is in the best interests of the City to adopt the following compensation schedule.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF PLEASANT GROVE CITY, STATE OF UTAH AS FOLLOWS:**

**SECTION 1.**   **Compensation.** The salary ranges for appointed officials and statutory officers of Pleasant Grove City shall be amended and established as set forth more particularly on Exhibit A which is attached hereto and incorporated herein by reference.

**SECTION 2.**   **Severability.** The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable. If any such section, paragraph, sentence, clause, or phrase shall be declared invalid or unconstitutional by the valid judgment or decree of a Court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any of the remaining sections, paragraphs, sentences, clauses or phases of this Ordinance.

**SECTION 3.**   **Effective Date.** This Ordinance shall take effect immediately upon its passage and posting as provided by law.

**PASSED, ADOPTED AND MADE EFFECTIVE** by the City Council of Pleasant Grove City, Utah this 7<sup>th</sup> day of July, 2015.

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Michael W. Daniels, Mayor

ATTEST:

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Kathy T. Kresser, CMC, City Recorder

| Position                       | Min          | Mid          | Max          |
|--------------------------------|--------------|--------------|--------------|
| City Administrator             | \$109,464.60 | \$134,312.39 | \$158,723.66 |
| Finance Director               | \$86,841.16  | \$106,553.57 | \$125,919.68 |
| City Attorney                  | \$97,228.54  | \$119,298.82 | \$140,981.39 |
| Police Chief                   | \$86,550.68  | \$106,197.15 | \$125,498.48 |
| Fire Chief                     | \$74,675.89  | \$91,626.86  | \$108,280.05 |
| Public Works Director          | \$83,669.45  | \$102,661.90 | \$121,320.70 |
| City Engineer                  | \$86,208.12  | \$105,776.83 | \$125,001.77 |
| Community Development Director | \$82,764.64  | \$101,551.71 | \$120,008.73 |
| Parks & Recreation Director    | \$70,985.06  | \$87,098.24  | \$102,928.34 |
| Chief Building Official        | \$60,884.91  | \$74,705.41  | \$88,283.11  |
| *** Judge                      | \$70,658.78  | \$86,697.89  | \$102,455.23 |
| City Treasurer                 | \$61,692.07  | \$75,695.79  | \$89,453.50  |
| Library Director               | \$64,476.47  | \$79,112.23  | \$93,490.88  |
| City Recorder                  | \$58,134.68  | \$71,330.90  | \$84,295.29  |

## **ORDINANCE NO. 2015-21**

**AN ORDINANCE OF PLEASANT GROVE CITY, UTAH COUNTY, UTAH, AMENDING TITLE 7 SECTION 3 “CEMETERY REGULATIONS” SUBSECTION 17 – A “HEADSTONES AND VAULTS” OF THE PLEASANT GROVE MUNICIPAL CODE BY REMOVING THE HEIGHT LIMITATION ON HEADSTONES AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Pleasant Grove City owns and maintains a cemetery; and

**WHEREAS**, Said cemetery is regulated in part by municipal ordinance; and

**WHEREAS**, previously the height of headstones and markers was restricted to twenty eight (28) inches; and

**WHEREAS**, said height restriction was contested by patrons of the cemetery; and

**WHEREAS**, after investigation, it has been determined by the Cemetery Sexton that the current height restriction is overly restrictive; and

**WHEREAS**, the City Council held a duly noticed public meeting on July 7, 2015 where said proposed amendments were discussed; and

**WHEREAS**, the City Council finds that it is in the best interest of the health, safety and welfare of the citizens of Pleasant Grove to approve said amendments.

**SECTION 1.** Title 7 Chapter 3 “Cemetery Regulations” Subsection 17-A “Headstones and Vaults” of the Pleasant Grove Municipal Code is hereby amended to read as follows:

### **7-3-17: HEADSTONES AND VAULTS:**

- A. No person owning a Burial Right in the city cemetery or any person or firm selling ~~markers~~ headstones to persons owning burial rights in the cemetery shall plant, grade or do any work in the cemetery except by written authority had and obtained from the city recorder or sexton. The city council shall, by resolution, designate the type of headstones, grade of ground, plantings and other improvements which may be permitted in the city cemetery. No headstone of any kind shall be placed in or on a lot on which perpetual care has not been paid for, and it shall be the duty of the sexton to see that no such headstones of any kind are placed in the cemetery where perpetual care is maintained, except where permission is first had and obtained. In no event shall any headstone be placed in the cemetery unless the headstone is constructed with a four inch (4") to six inch (6") plate extending horizontally from the base of the headstone and may not be wider than 40 inches (40") for a single grave or eighty inches (80") for a double grave ~~and a height of no more than twenty-eight inches (28")~~ in order that maintenance of the cemetery may be facilitated. One headstone is allowed per person, per grave; military footnotes are the only exception. No person shall place headstones during the months of December through March and one week prior to, during or one week following Memorial Day. Unauthorized placement of headstones will be subject to removal.

**SECTION 2.** SEVERABILITY. The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable. If any such section, paragraph, sentence, clause, or phrase shall be declared invalid or unconstitutional by the valid judgment or decree of a Court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any of the remaining sections, paragraphs, sentences, clauses or phases of this Ordinance.

**SECTION 3.** EFFECTIVE DATE. This ordinance shall take effect immediately upon its passage and posting as provided by law.

**SECTION 4.** APPROVED AND ADOPTED AND MADE EFFECTIVE by the City Council of Pleasant Grove City, Utah County, Utah, this 9<sup>th</sup> day of June, 2015.

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Michael W. Daniels, Mayor

ATTEST:

(SEAL)

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Kathy T. Kresser, CMC

City Recorder

## CITY COUNCIL STAFF REPORT

**Meeting Date: July 7, 2015**

**Item: 10B**

### Grove Creek II Commercial Site Plan

#### Public Hearing

**APPLICANT:**

Joe Reynolds and Nearon  
Enterprises

**ADDRESS:**

2166 W. Grove Parkway

**ZONE:** The Grove,  
Interchange Subdistrict

**GENERAL PLAN:**

The Grove

**ATTACHMENTS:**

- Zoning map
- Aerial map
- Site plan
- Landscaping plan
- Building elevations

**REPORT BY:**

Ken Young, Community  
Development Director

Royce Davies, City Planner

#### **BACKGROUND**

The applicant is requesting approval of a site plan for a 3 story, 59,709 square foot professional office building, known as Grove Creek 2, which will be the third of 5 buildings planned at this site. The first two, which have been occupied by Horrocks Engineering and the University of Phoenix, are situated on either side of this new building site.

The site plans for the first two buildings, approved in 2007, included the location but not the specific site detail for this building. However, the parking lot, including the assigned parking for this building and shared parking for the complex was planned with the original two site plans.

The site plan and plat for this new building was originally approved on September 13, 2012. Because no action was taken on either the site plan or plat, the approvals expired. Before construction begins, the plat and plan must be re-approved.

The Design Review Board has recommended approval of this site plan in connection with the original approval.

#### **ANALYSIS**

In that this building and its associated parking have already been planned, and meet the city's standards, the main criteria of review for this building falls more to the area immediately surrounding the building, including adjacent parking stalls, landscaping and the building architecture.

**Parking:** Minimum parking requirements have been met for both standard and handicapped parking

**Landscaping:** The landscaping shown meets City standards

**Architecture:** The architecture shall match that of the other two existing buildings

Staff has no other concerns regarding this site plan.

## **RECOMMENDATION**

Staff recommends that the City Council approve the Grove Creek II Commercial Site Plan, including the following conditions:

1. All Final Planning, Engineering, and Fire Department requirements are met.

## **MODEL MOTIONS**

**Approval** – “I move the City Council approve the Grove Creek 2 Commercial Site Plan, and adopting the exhibits, conditions and findings of the staff report, and as modified by the conditions below:

1. List any additional conditions....

**Continue** – “I move the City Council continue the review of the Grove Creek 2 Commercial Site Plan until (give date), based on the following findings:”

1. List reasons for tabling the item, and what is to be accomplished prior to
2. the next meeting date...

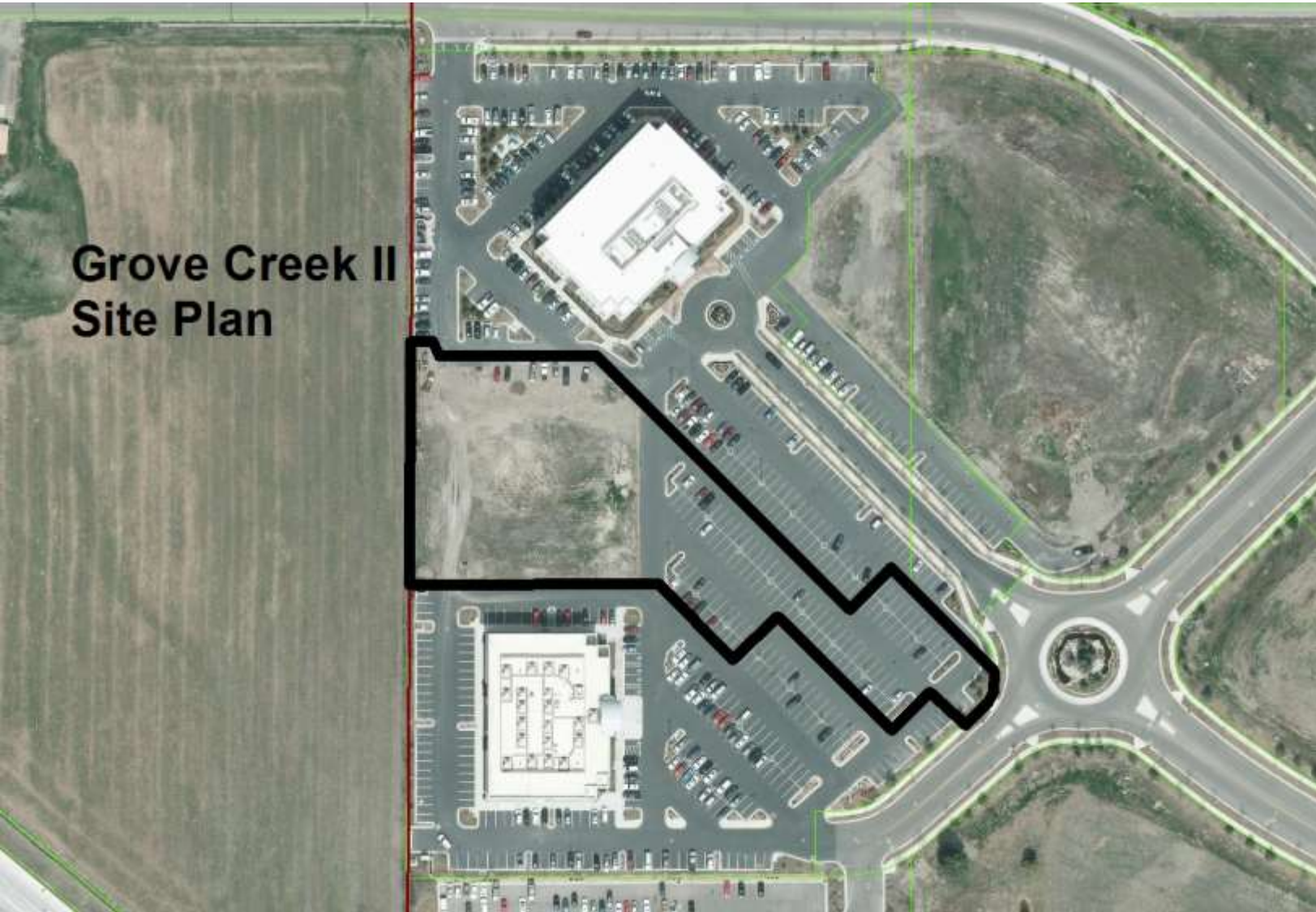
**Denial** – “I move the City Council deny the Grove Creek 2 Commercial Site Plan based on the following findings:”

1. List findings for denial...

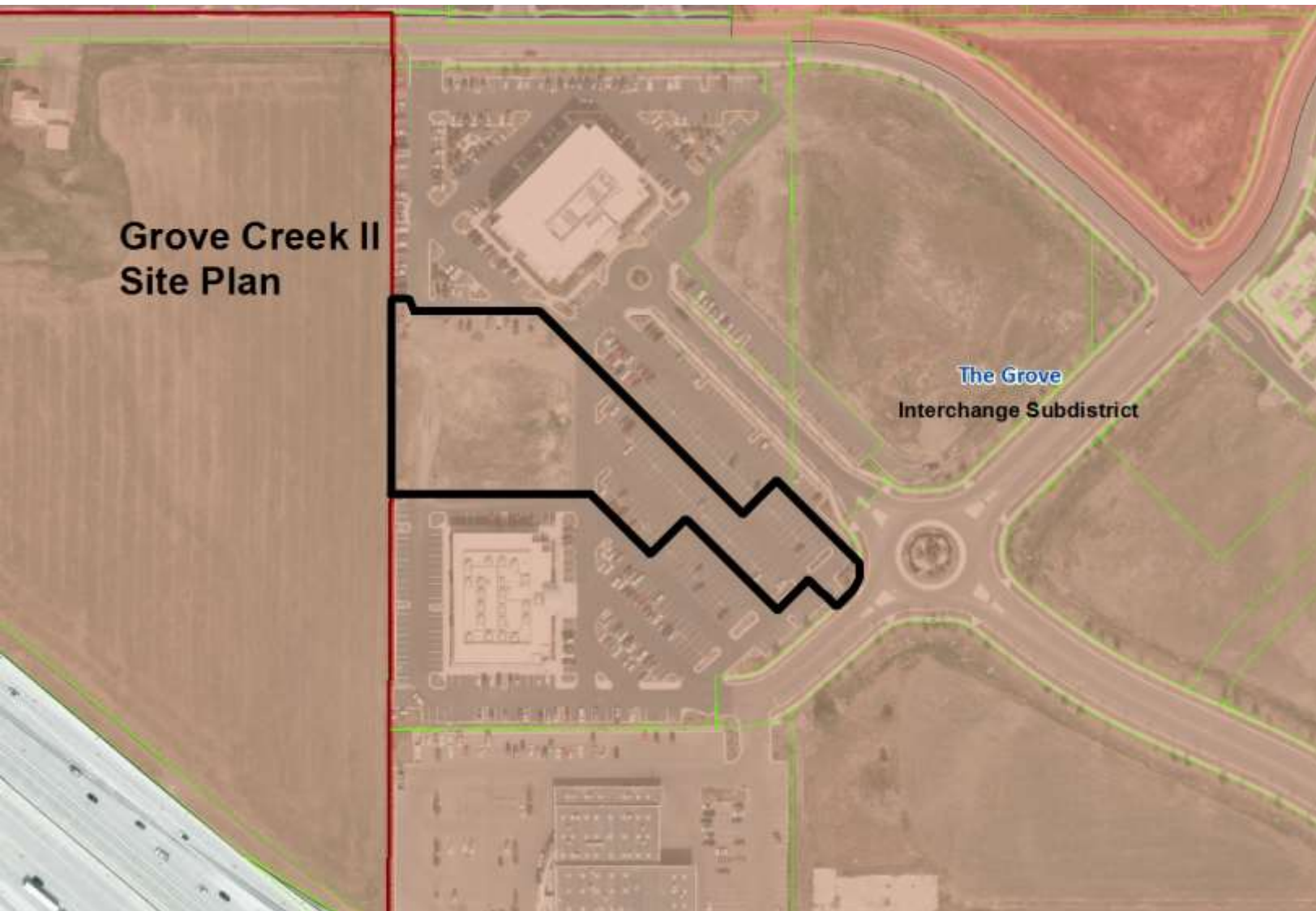


## AERIAL PHOTO

### Grove Creek II Site Plan



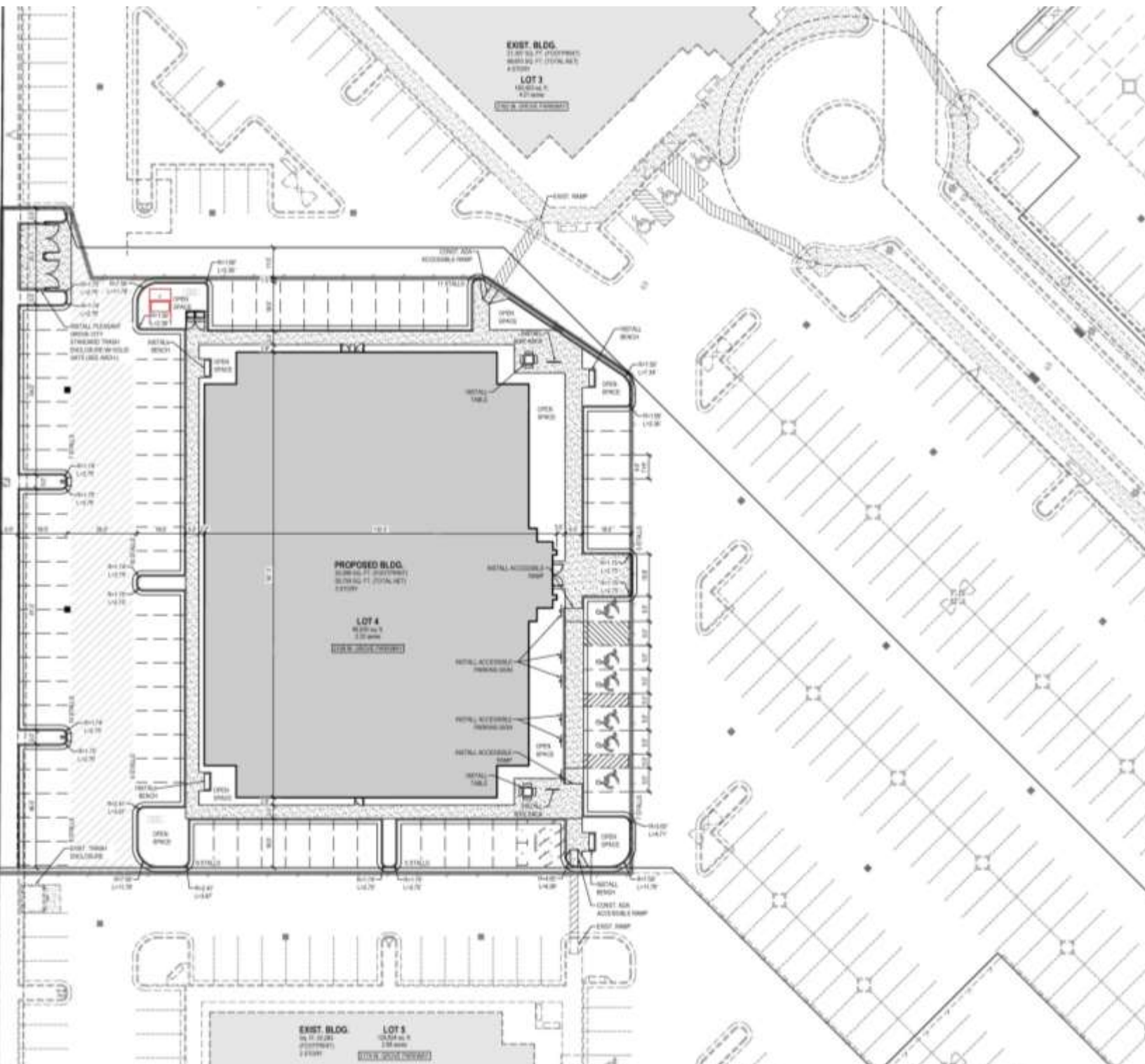
## ZONING MAP



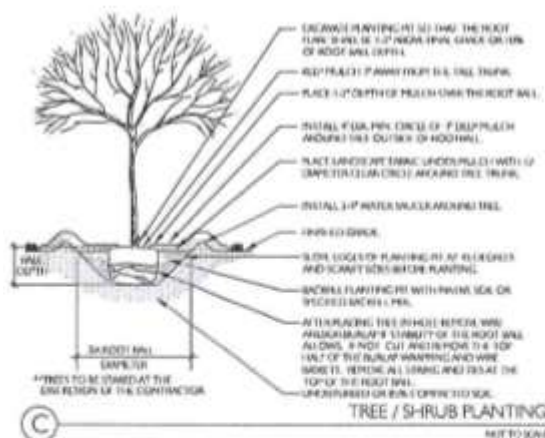
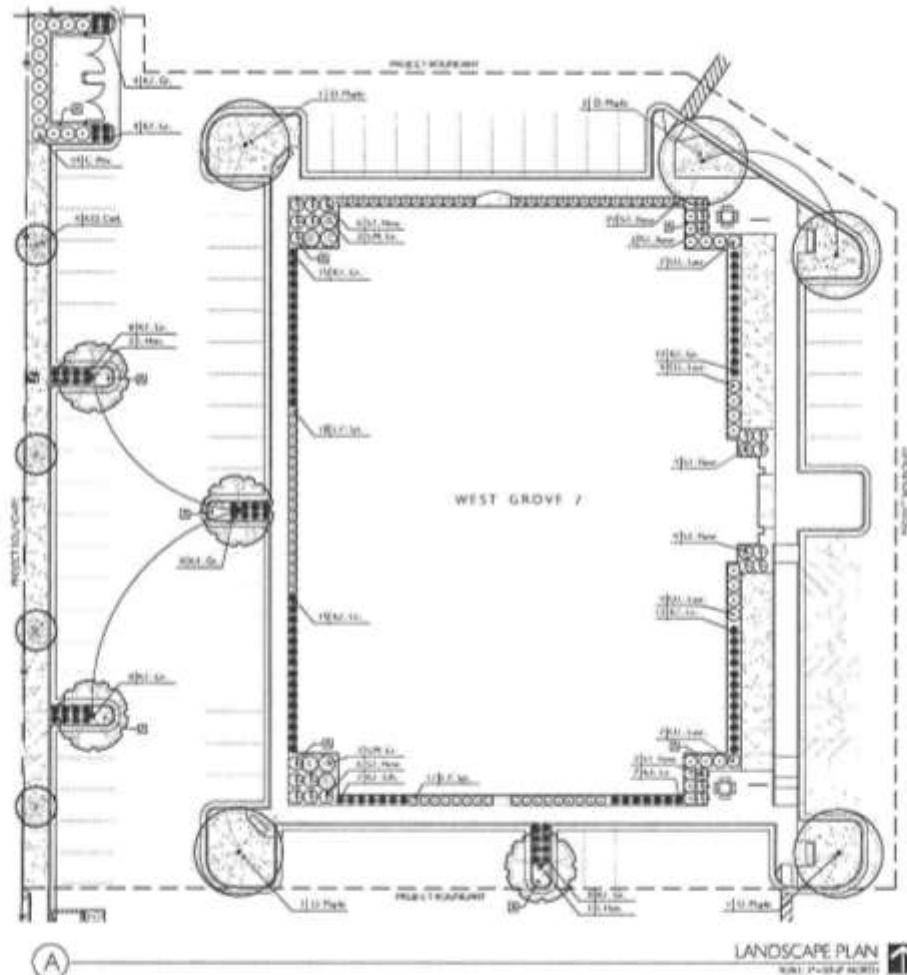


The site plan illustrates a proposed development at the intersection of Sam White Lane (700 South) and Grove Parkway. The plan is divided into five lots, each with specific building and parking details. Lot 1, located on the right side of the intersection, is a future building site (25,000 sq. ft. proposed) on a 1.00-acre lot. Lot 2, adjacent to Lot 1, is also a future building site (25,000 sq. ft. proposed) on a 1.00-acre lot. Lot 3, located in the upper left, is an existing building site (21,300 sq. ft. proposed, 4,800 sq. ft. total net) on a 0.50-acre lot. Lot 4, located in the lower left, is a proposed building site (20,000 sq. ft. proposed) on a 2.00-acre lot. Lot 5, located in the bottom left corner, is an existing building site (14,000 sq. ft. proposed) on a 2.00-acre lot. The plan also shows parking areas, landscaping, and a dedicated area for Pleasant Grove City. The intersection is labeled 'SAM WHITE LANE (700 SOUTH)' and 'DEDICATED TO PLEASANT GROVE CITY'.

## SITE PLAN DETAIL



## LANDSCAPE PLAN (FROM ORIGINAL SUBMISSION)



# LANDSCAPE SCHEDULE

| ITEM | QUANTITY | DESCRIPTION | UNIT | APPROXIMATE QUANTITY | UNIT |
|------|----------|-------------|------|----------------------|------|
|------|----------|-------------|------|----------------------|------|

## VEGETATION AND PLANTINGS

|          |   |                            |      |      |         |
|----------|---|----------------------------|------|------|---------|
| 1. Plant | 5 | Four (4) "Crown of Thorns" | 1000 | 1000 | sq. ft. |
| 2. Plant | 1 | One (1) "Crown of Thorns"  | 1000 | 1000 | sq. ft. |
| 3. Plant | 4 | Four (4) "Crown of Thorns" | 1000 | 1000 | sq. ft. |

## VEGETATION AND PLANTINGS

|          |    |                                 |      |      |         |
|----------|----|---------------------------------|------|------|---------|
| 4. Plant | 20 | Twenty (20) "Crown of Thorns"   | 1000 | 1000 | sq. ft. |
| 5. Plant | 14 | Fourteen (14) "Crown of Thorns" | 1000 | 1000 | sq. ft. |
| 6. Plant | 30 | Thirty (30) "Crown of Thorns"   | 1000 | 1000 | sq. ft. |
| 7. Plant | 14 | Fourteen (14) "Crown of Thorns" | 1000 | 1000 | sq. ft. |
| 8. Plant | 20 | Twenty (20) "Crown of Thorns"   | 1000 | 1000 | sq. ft. |

## VEGETATION AND PLANTINGS

|           |     |                                 |      |      |         |
|-----------|-----|---------------------------------|------|------|---------|
| 9. Plant  | 100 | Hundred (100) "Crown of Thorns" | 1000 | 1000 | sq. ft. |
| 10. Plant | 12  | Twelve (12) "Crown of Thorns"   | 1000 | 1000 | sq. ft. |

## VEGETATION AND PLANTINGS

|           |     |                                 |      |      |         |
|-----------|-----|---------------------------------|------|------|---------|
| 11. Plant | 100 | Hundred (100) "Crown of Thorns" | 1000 | 1000 | sq. ft. |
| 12. Plant | 12  | Twelve (12) "Crown of Thorns"   | 1000 | 1000 | sq. ft. |

## VEGETATION AND PLANTINGS

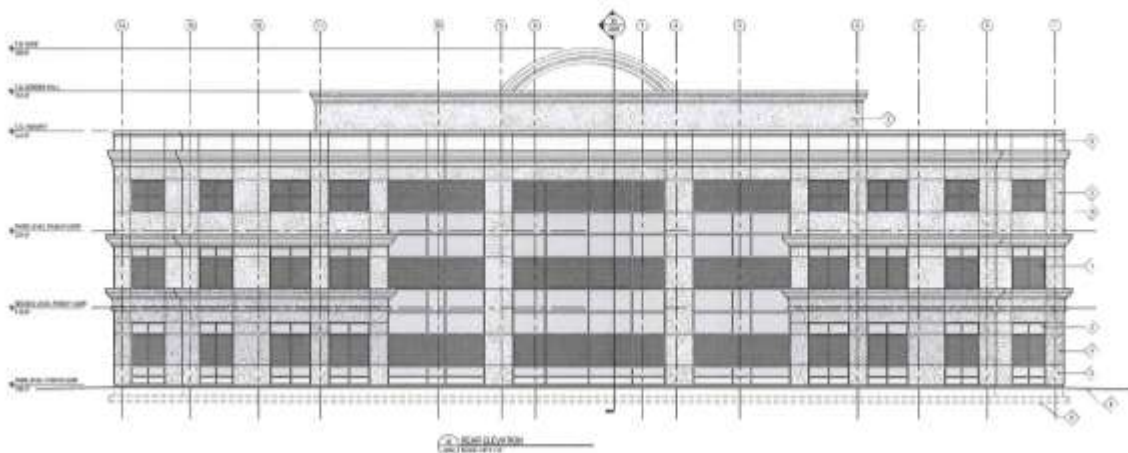
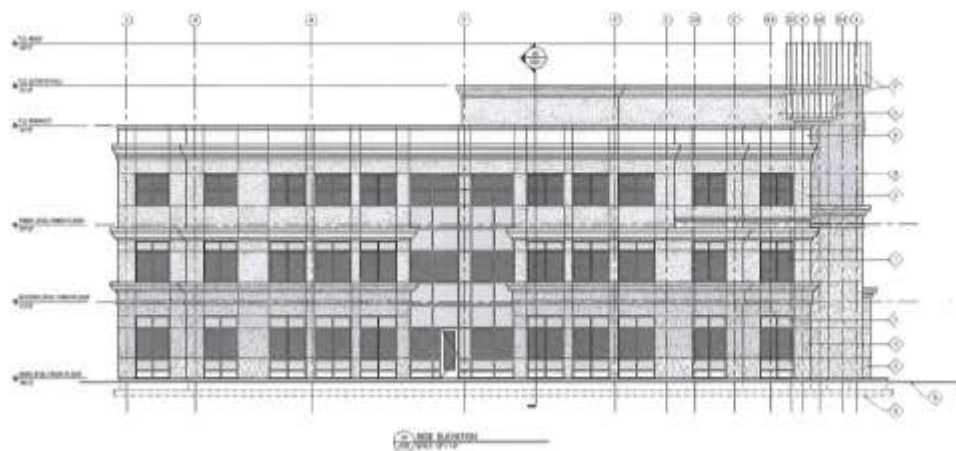
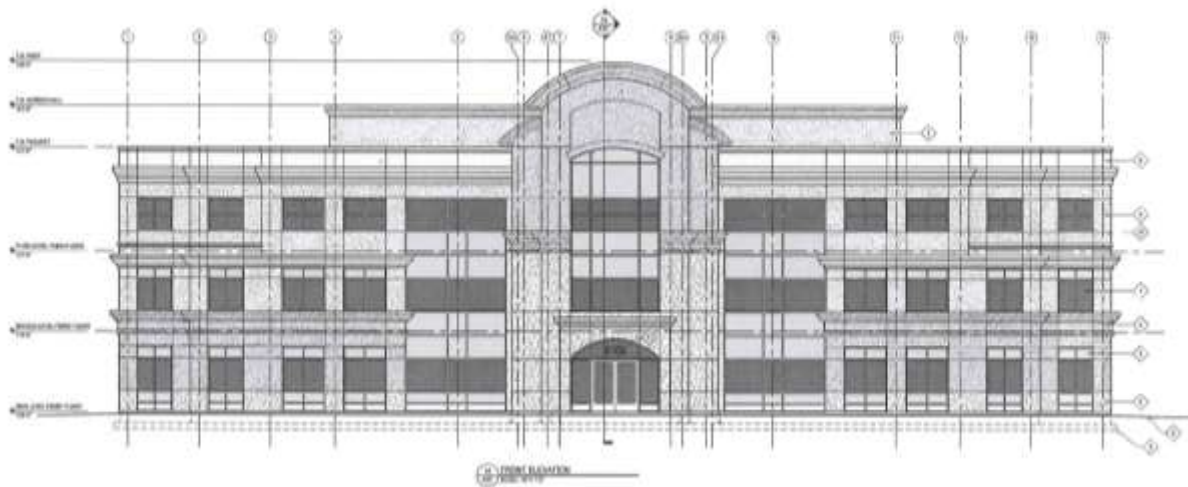
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|-----------|-----|---------------------------------|------|------|---------|
| 13. Plant | 100 | Hundred (100) "Crown of Thorns" | 1000 | 1000 | sq. ft. |
| 14. Plant | 12  | Twelve (12) "Crown of Thorns"   | 1000 | 1000 | sq. ft. |

## VEGETATION AND PLANTINGS

|           |     |                                 |      |      |         |
|-----------|-----|---------------------------------|------|------|---------|
| 15. Plant | 100 | Hundred (100) "Crown of Thorns" | 1000 | 1000 | sq. ft. |
| 16. Plant | 12  | Twelve (12) "Crown of Thorns"   | 1000 | 1000 | sq. ft. |



## BUILDING ELEVATIONS



ELEVATION GENERAL NOTES:

6. SEE SHEET 404 FOR TYPICAL E.L.F. & DETAILS  
7. SEE SHEET 404, ADD. & 402 FOR NON-EMERGENCY TYPES AND SCHEDULES

**ELEVATION KEY NOTES:** ④

1. 300 NORTH ZEEB RD
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EXTERIOR ELEVATION FINISH  
LEGEND:

|   |                    |   |
|---|--------------------|---|
|  | SOLID BLACK        |  |
|  | SOLID WHITE        |  |
|  | SOLID LIGHT GRAY   |  |
|  | SOLID MEDIUM GRAY  |  |
|  | SOLID DARK GRAY    |  |
|  | SOLID BLUE         |  |
|  | SOLID RED          |  |
|  | SOLID GREEN        |  |
|  | SOLID YELLOW       |  |
|  | SOLID ORANGE       |  |
|  | SOLID PURPLE       |  |
|  | SOLID PINK         |  |
|  | SOLID BROWN        |  |
|  | SOLID TAN          |  |
|  | SOLID LIGHT BLUE   |  |
|  | SOLID LIGHT GREEN  |  |
|  | SOLID LIGHT ORANGE |  |
|  | SOLID LIGHT PURPLE |  |
|  | SOLID LIGHT PINK   |  |
|  | SOLID LIGHT BROWN  |  |
|  | SOLID LIGHT TAN    |  |

ROOFING MATERIAL:

CLOSED ROOF TYPE: 2" MINIMUM GIRDERS, REINFORCED CONCRETE  
SLAB, 4" MINIMUM ON SITE.  
LOW CLOSED ROOF: FLAT TO 10° WITH 2" MINIMUM ROOFING  
AND 4" MINIMUM SLAB ON SITE.

# CITY COUNCIL STAFF REPORT

**Meeting Date: July 7, 2015**

**Item: 10C**

**Final Subdivision called Strawberry Creek Villas Plat A Amended located at approx. 840 West 220 South.**

## **Public Hearing**

### **APPLICANT:**

Mark Johnson and Dave Erickson

### **ZONE**

The Grove Mixed Housing Subdistrict

### **GENERAL PLAN DESIGNATION**

The Grove

### **ATTACHMENTS:**

- 76 lot final subdivision called Strawberry Creek Villas Plat A Amended located at approx. 840 West 220 South
- Aerial Photo
- Zoning Map

### **REPORT BY:**

- Ken Young, Community Development Director
- Royce Davies, City Planner

## **BACKGROUND**

The applicant requests approval of a 76 lot preliminary subdivision located at 840 West 220 South in The Grove Mixed Housing Subdistrict, Senior Housing Overlay.

## **ANALYSIS**

The original Strawberry Creek Villas Plat A was approved on May 6, 2014 and construction has begun on the project. The proposed subdivision is to be located on approx. 12.47 acres and is comprised solely of four-plexes. This plat amendment is to add one more lot on the northwest corner of the subdivision. This increases the number of lots from 75 to 76. The new lot is the same size and general dimensions as other lots in the subdivision.

Previously, there were concerns with the proximity to the creek at the northwest corner of the property. These concerns have been resolved, which now allow sufficient building area for the last, originally planned unit in the northwest corner.

Based on review of the proposed preliminary plat, Staff is satisfied that it meets both the regulations and intent of the City Code. Because of this, Staff recommends approval of the preliminary plats.



## **RECOMMENDATION**

Staff recommends that the City Council recommend that the City Council approve the proposed 76 lot final subdivision called Strawberry Creek Villas Plat A Amended located at approx. 840 West 220 South, in The Grove Mixed Housing Subdistrict, Senior Housing Overlay with the following conditions:

1. All Final Planning, Engineering, and Fire Department requirements are met.

## **MODEL MOTIONS**

**Approval** – “I move the City Council approve the proposed 76 lot final subdivision called Strawberry Creek Villas Plat A Amended located at approx. 840 West 220 South, in The Grove Mixed Housing Subdistrict, Senior Housing Overlay; and adopting the exhibits, conditions and findings of the staff report, and as modified by the conditions below:

1. List any additional conditions....

**Continue** – “I move the City Council continue the review of the proposed 76 lot final subdivision called Strawberry Creek Villas Plat A Amended located at approx. 840 West 220 South, in The Grove Mixed Housing Subdistrict, Senior Housing Overlay, until (give date), based on the following findings:”

1. List reasons for tabling the item, and what is to be accomplished prior to the next meeting date...

**Denial** – “I move the City Council deny the proposed 76 lot final subdivision called Strawberry Creek Villas Plat A Amended located at approx. 840 West 220 South, in The Grove Mixed Housing Subdistrict, Senior Housing Overlay, based on the following findings:”

1. List findings for denial...

## 76 LOT FINAL SUBDIVISION CALLED STRAWBERRY CREEK VILLAS PLAT A AMENDED LOCATED AT APPROX. 840 WEST 220 SOUTH

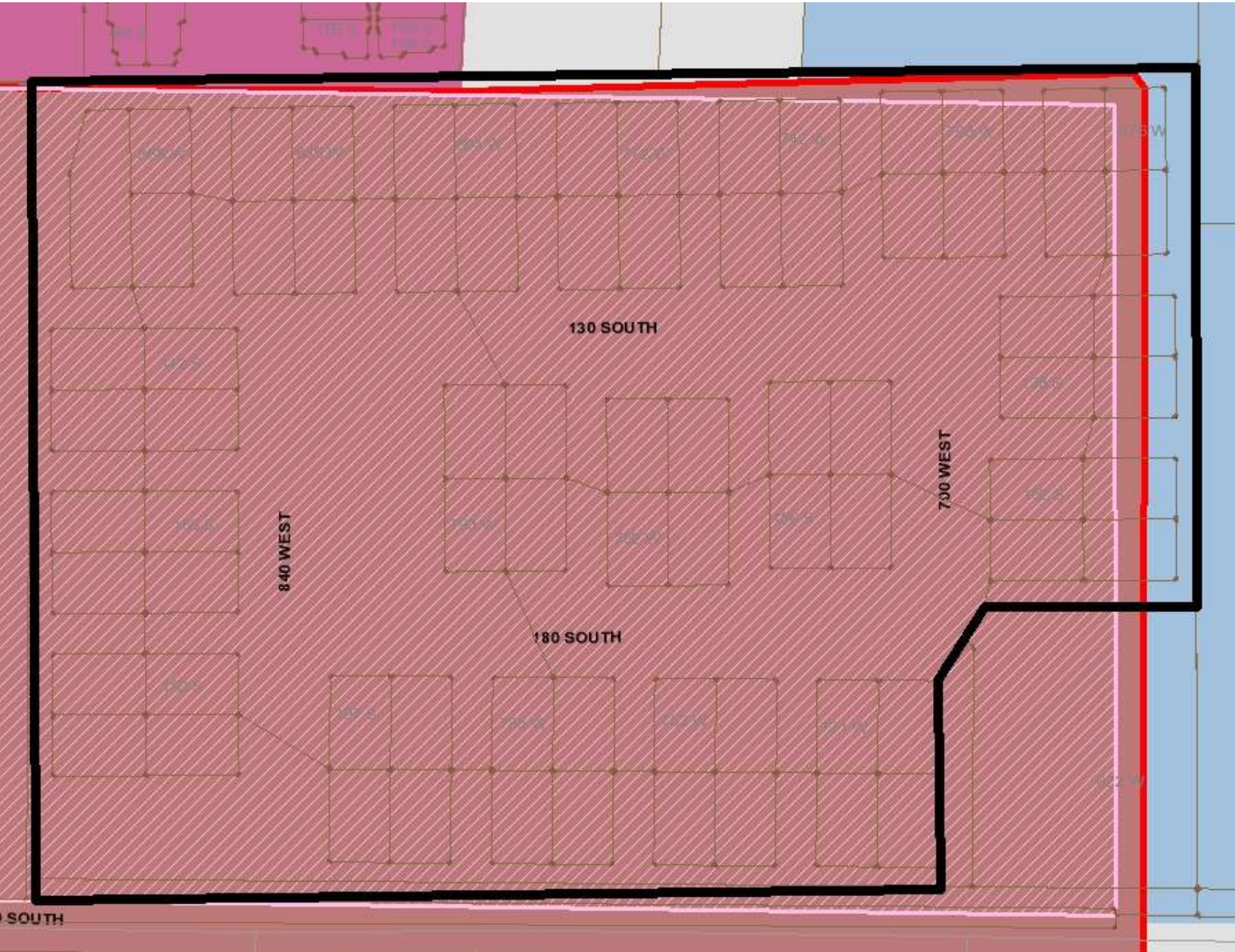


## AERIAL PHOTO





# ZONING MAP



## CITY COUNCIL STAFF REPORT

Meeting Date: March 4, 2014

### Muirfield Estates Final Plat

### Public Hearing

**APPLICANT:**

Kyle Spencer

**ADDRESS:**

3300 North 1500 West

**ZONE:**

R1-20 Single Family  
Residential

**GENERAL PLAN:**

Very Low Density  
Residential

**ATTACHMENTS:**

- Zoning Map
- Aerial Map
- Preliminary Plat

**REPORT BY:**

Ken Young, Community  
Development Director

Marcus Wager, Planning  
Intern

**BACKGROUND**

The applicant is requesting approval of a 67-lot final plat called Muirfield Estates located at approximately 3300 North 1500 West in the R1-20 (Single Family Residential) Zone, with a General Plan designation of Very Low Density Residential. This project has been reviewed previously with various rezoning requests. On 12/10/13, the zoning of R1-20 on this property was approved by the City Council.

**ANALYSIS**

The proposed plat is to divide the existing property into 67 lots. There is an existing home on lot 67 and some existing sheds that will be removed. Lot size averaging is being used throughout the project which allows for some lots to be a bit smaller, as long as the overall project density meets City Code.

**RECOMMENDATION**

The Planning Commission approved the preliminary plat on February 13, 2014. Staff recommends that the final plat known as Muirfield Estates be approved with the following conditions.

1. All Final Planning, Engineering, and Fire Department requirements are met.

**MODEL MOTIONS**

**Approval** – “I move the Council approve the final plat, known as Muirfield Estates, and adopting the exhibits, conditions and findings of the staff report, and as modified by the conditions below:

1. List any additional conditions....

**Continue** – “I move the Council continue the review of the final plat, known as Muirfield Estates (give date), based on the following findings:”

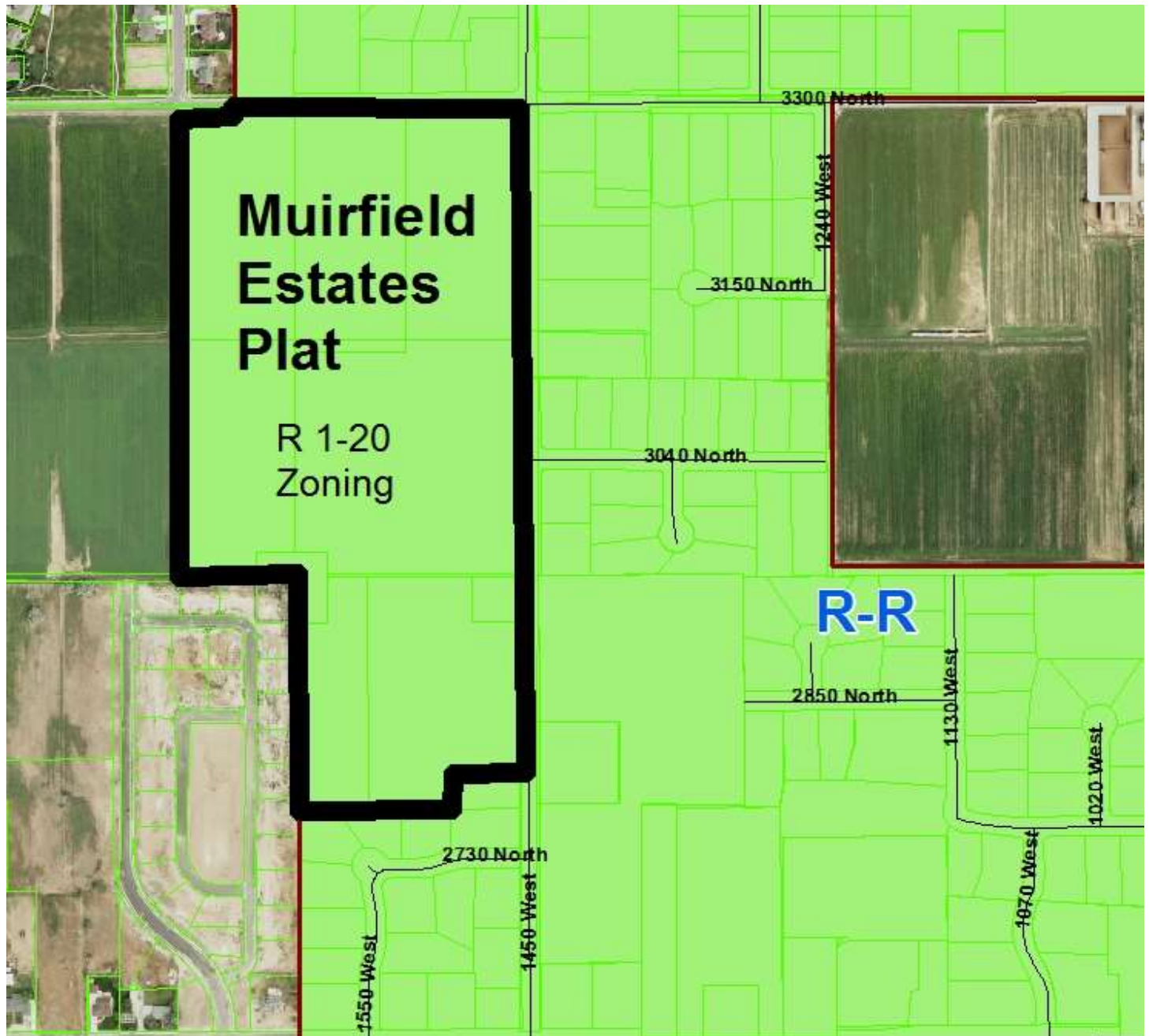
1. List reasons for tabling the item, and what is to be accomplished prior to the next meeting date...

**Denial** – “I move the Council deny the final plat, known as Muirfield Estates based on the following findings:”

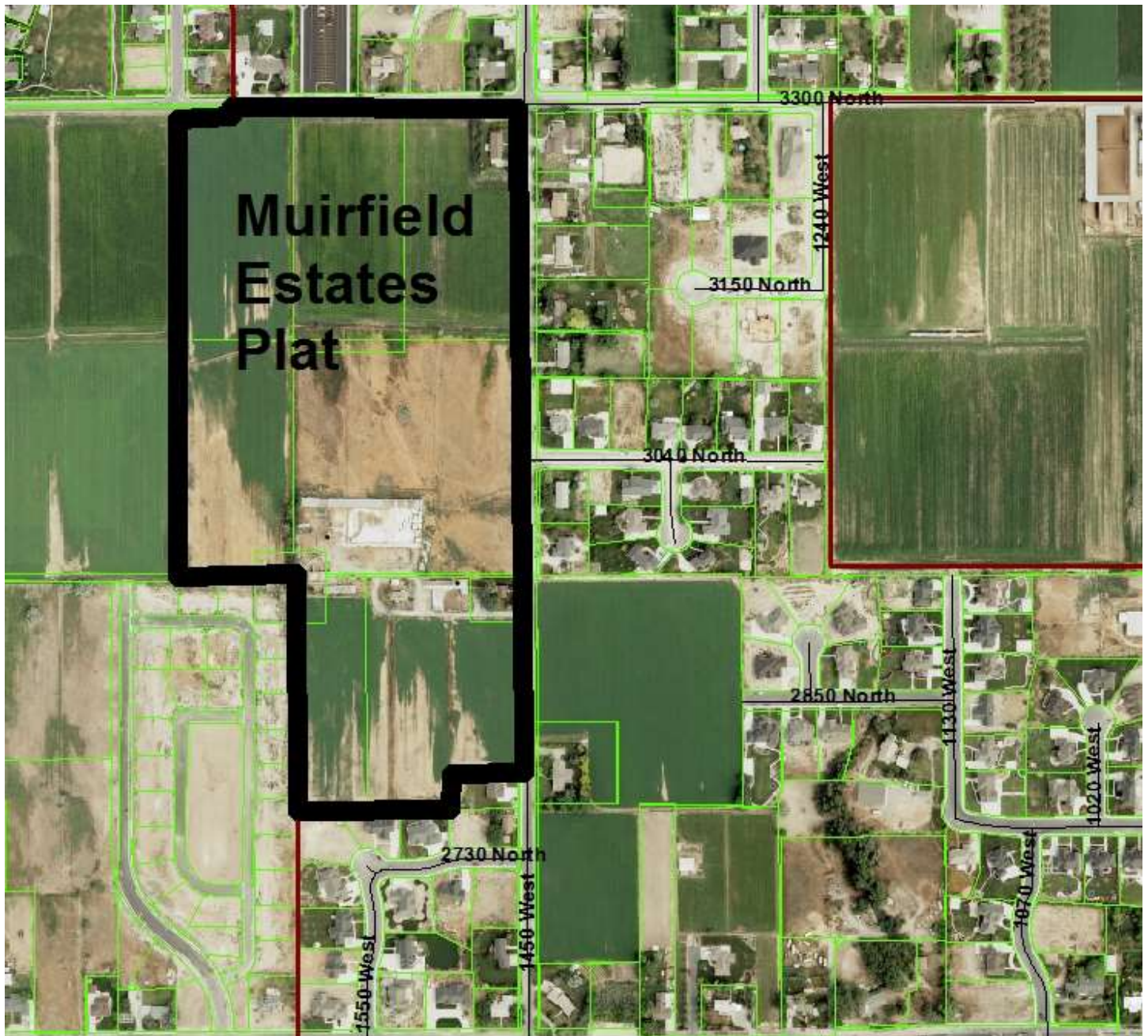
1. List findings for denial...



## ZONING MAP



## AERIAL MAP









**NOTICE OF CANCELED MEETING**  
**OF THE**  
**PLEASANT GROVE CITY COUNCIL**

Notice is hereby given that the schedule July 14, 2105 Pleasant Grove City Council meeting has been canceled.

**CERTIFICATE OF POSTING:**

I certify that the above notice was posted in three public places within the Pleasant Grove City limits and on the State (<http://pmn.utah.gov>) and City Websites ([www.plgrove.org](http://www.plgrove.org)).

Posted by: /s/ Kathy T. Kresser, City Recorder

Date: July 6, 2015

Time: 5:00 p.m.

Place: City Hall, Library and Community Development Building

| SUNDAY   | MONDAY   | TUESDAY                                       | WEDNESDAY   | THURSDAY   | FRIDAY   | SATURDAY  |
|--|--|---|---|--|--|---|
| <div>JULY 2015</div>   |  |   | 1<br>Curbside<br>Recycle<br>Pickup<br>Day<br>South<br>Route                               | 2  | 3<br>Independence<br>Day<br>Observance<br>City<br>Offices are<br>Closed  | 4<br>Independence<br>Day<br>Fireworks at<br>the Jr. High<br> |
|  |  |   |   |  |  |   |
| 5  | 6<br> | 7<br>City Council<br>Meeting<br>6:00 p.m.     | 8<br>Curbside<br>Recycle<br>Pickup<br>Day North<br>Route                                  | 9<br>Planning<br>Commission<br>Meeting<br>7:00 p.m.  | 10   | 11  |
| 12<br> | 13   | 14<br>City<br>Council<br>Meeting<br>6:00 p.m. | 15<br>Curbside<br>Recycle<br>Pickup<br>Day<br>South<br>Route                              | 16<br>Historical<br>Preservation<br>Committee<br>Meeting<br>7:00 p.m.                      | 17   | 18  |
| 19   | 20   | 21<br>City Council<br>Meeting<br>6:00 p.m.    | 22<br>Curbside<br>Recycle<br>Pickup<br>Day North<br>Route                                 | 23<br>Planning<br>Commission<br>Meeting<br>7:00 p.m.                                       | 24<br>Pioneer Day<br>City Offices<br>are closed<br> | 25  |
| 26   | 27   | 28<br>City Council<br>Meeting<br>6:00 p.m.    | 29<br> | 30<br> | 31<br>  |   |
| <div>Early Voting Begins at City Hall</div>  |  |   |   |  |  |   |

Department Staff Meetings

Administrative Services: 1st and 3rd Wed at 9:00 a.m.

Community Development: Wednesdays at 7:30 a.m.

Department Heads: Tuesday at 2:00 p.m.

Fire/EMS: 1st Wednesday of the month at 7:00 a.m.

Library: 1st Friday of the month

Parks: Tuesday at 7:00 a.m. - Recreation: Monday at 4:00 p.m.

Public Safety: 1st Friday of the month at 7:00 a.m.

Public Works: Wednesdays at 6:30 a.m.